



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

March 19, 2014

Mr. Peter Cappel  
AIMCO  
4582 S. Ulster St. Pwky, Suite 1100  
Denver, CO 80237

Re: Methane Monitoring and Mitigation  
Michigan Plaza  
3801-3823 West Michigan Street  
Indianapolis, IN  
VRP # 6061202

Dear Mr. Cappel:

This office has completed review of the recent Methane Monitoring and Mitigation Updates for the Michigan Plaza site located in Indianapolis, Indiana. This site is enrolled in the Indiana Department of Environmental Management (IDEM)'s Voluntary Remediation Program (VRP) as site number 6061202. Since November 2013, methane monitoring and mitigation activities have been conducted on the site. After reviewing the recent methane data, several issues were noted that require a more active mitigation plan for the site.

When a relatively impermeable barrier such as a concrete slab or an enclosed space is present at the ground surface, the potential exists for methane to accumulate beneath the barrier. Buildings within the Maple Creek Village Apartments contain basements which could cause methane to accumulate beneath these structures. Passive venting of soil gas wells, particularly SVE-1 and MGW-8D, will not pull methane back from below these structures. Based on the continued elevated levels of methane in certain wells, passive venting does not appear to be an effective long-term mitigation solution.

Consequently, IDEM requests that sub-slab vapor samples be collected from the apartment buildings near wells with elevated methane levels. The results of this sampling will help to determine the risk to receptors and allow for a more comprehensive remedial strategy to be designed. In addition, given the sustained methane levels above the lower explosive limit (LEL) in SVE-1 active venting, rather than passive, should be conducted in this area. If any other wells consistently show elevated levels of methane, such as MGW-8D, they should also be actively vented.

The sub-slab vapor sampling should be conducted within 15 days from the date of this letter. Active venting of the methane at SVE-1 should be conducted during the next scheduled methane screening activity. If you have any questions, please contact me at (317) 234-2513, (800) 451-6027, or at [canderson@idem.in.gov](mailto:canderson@idem.in.gov).

Sincerely,

Carmen Anderson, Senior Project Manager  
Remediation Services Branch  
Office of Land Quality

cc: John Mundell, Mundell & Associates, 110 S. Downey Ave., Indianapolis, IN 46219